

# National & Local Case Studies and Best Practices

Community-Driven Outcomes in Affordable Housing Development

February 27, 2018



**Seattle**  
Office of Housing

*How can affordable housing development serve as a platform for community outcomes? What are opportunities for engagement throughout the development process?*

1. Description of organizations involved in delivering community outcomes in affordable housing
2. Project examples
3. Key take-aways on various ways community can drive outcomes throughout the affordable housing development process
4. Q & A



# Little Tokyo Service Center

- Founded in 1979 to serve monolingual Japanese seniors living in Little Tokyo.
- Mission: Provide a array of social welfare and community development services to assist low income and other persons in need, contribute to community revitalization and cultural preservation, and provide resources to neighboring Asian Pacific Islander and other low income communities
- 4 affordable housing complexes at the core of Central/Downtown LA
- Affordable Housing Collaborative Partnered with over 15 community-based organizations
- Developed a broad set of complementary service programs

# Casa Yondé

- Lead Developer: Little Tokyo Services Center
- Community Partner/Co-Developer:  
Koreatown Immigrant Workers Alliance (KIWA)
- Located in Koreatown, 52 affordable new construction units
- Community and social services space on the ground floor to provide off- and on-site clinical mental health services by service, adult educational programs, case management and one-on-one counseling for all residents
- Approximately 1,500 square feet of multipurpose community space and 4,000 square feet of open and landscaped courtyard.



# Larry Itliong Village

- Lead Developer: Little Tokyo Services Center
- Community Partner/Co-Developer:  
Pilipino Worker's Center (PWC)
- Service Partners: Asian Pacific Counseling and Treatment Center (APCTC)
- 45 units of affordable housing near public transportation and cultural amenities for Historic Pilipino Town community
- Approximately 3,000 square feet of community and social service space, as well as approximately 150 square feet of retail space
- Development incorporates Filipino architectural elements in design



# Epworth Apartments

- Lead Developer: LTSC
- Co-Developer/Community Partner:  
Coalition for Responsible Community Development (CRCDD)
- 20 units of affordable housing – 19 for Transition Age Youth who are homeless and who have a severe emotional/mental health disorder
- Includes a resource center, counseling rooms, community room, outdoor courtyard, community garden



# Urban Impact

- Merger of Emerald City Outreach Ministries and Northwestern Urban Ministries, with roots in Rainier Beach dating back to 1987
- Mission: To partner with families and communities to break the cycle of social, material and spiritual poverty
- Serves over 2,000 people in four neighborhoods with local churches; Rainier Beach, Hillman City, Central District and White Center
- Programs include, Rainier Health and Fitness, King County Youth Chaplaincy, Othello Youth Center, Emerald City Commons Resident Services





# Mercy Housing Northwest

- Established 25 year ago through the collaboration of five local communities of Catholic women determined to address the housing crisis in Washington
- Successfully developed over 2,000 affordable rental homes
- Mission: To create stable, vibrant and healthy communities by developing, financing and operating affordable, supportive service enriched housing for families, older adults, and people with special needs
- Local development partnerships include collaborations with Denise Louie Education Center, NeighborCare Health, Bellwether Housing, Urban Impact





# Emerald City Commons

- 61 one, two and three bedroom apartments
- Rents are set 30-60%AMI
- 20% of apartments for larger families; 20% designed to meet the needs of families that have a member with a physical disability
- 12 Housing Choice Vouchers
- 7 languages are spoken on site. Somali, Mandarin, Kurdish, Tigrinya, Amharic, Arabic, and Vietnamese.
- Rainier Health and Fitness: Owned and operated by Urban Impact, is a 5,700 square foot gym that promotes healthy lifestyles and strong bodies with affordable fees and an accessible, high-quality fitness center. RHF serves over 1,800 people per month



# Grounded Solutions



- Mission: To cultivate communities — equitable, inclusive and rich in opportunity — by advancing affordable housing solutions that last for generations.
- 200 members of Grounded Solutions
  - 111 are Community Land Trusts
  - 20 are local governments
  - 36 other orgs like Community Development Consortia with a community land trust or other shared equity program embedded in the organization
  - 19 Habitat for Humanity affiliates with a focus on lasting affordability
- Residential Properties Owned or Stewarded by Members
  - 18,946 Permanently affordable homes
  - 35,926 Rental units
  - 30,627 Cooperative units
  - 113 Lease-purchase units

# Community Land Trust Partnerships



Sawmill Community Land Trust-Iron Avenue Homes, Barelas Neighborhood



Atlanta Land Trust Collaborative



South Florida Community Land Trust

# Questions & Answers

